DESIGN AND ACCESS STATEMENT

BLAENAVON PRIMARY CARE & COMMUNITY CENTRE
1) INTRODUCTION

This Design & Access statement has been prepared on behalf of LSP Developments Ltd in support of a new planning application for the creation of a 3 storey Primary Care & Community Centre, and should be read in conjunction with the previously submitted Blaenavon Community Campus Planning, Design & Access Statement, Ref: UG1153 dated March 2009, as prepared by powelldobson urbanists together with other supporting documentation associated with the Outline Planning Permission reference 09/P/00133(E) dated 23rd June 2009.

This proposed building is situated at the junction of Ton Mawr Road and Middle Coedcae Road and forms part of the masterplan strategy for this area in conjunction with the leisure centre and school development, known as the Blaenavon Community Campus. The masterplan has also been developed in conjunction with the local council.

The new building will provide space for a range of occupiers including a replacement facility for the Carreg Wenn Surgery in addition to general medical services, specialist medical services, multi-purpose community facilities, office accommodation and a pharmacy.

A highly desirable site due to the potential views across the valley, and World Heritage accreditation the design aims to celebrate and exploit this opportunity, whilst creating a highly welcoming and comfortable environment for patients, the local community and building users.

This document has been prepared in support of the Reserved Matters Planning Application for the proposed Primary Care and Community Centre.
2) ASSESSMENT

Existing Site Photographs

VIEW ALONG MIDDLE COEDCAE ROAD

VIEW SOUTH ALONG TON MAWR ROAD
Looking towards the new Blaenavon Community Campus building.
1) Steep gradient on surrounding streets
2) Existing Access, Middle Coedcae Road dissects the site
3) Steep gradient on existing site
4) Historical Church
Site Topography
Site Topography – EXISTING SITE SECTIONS

SECTION A-A

SECTION B-B
Constraints & Opportunities

SCHOOL CAMPUS DEVELOPMENT
BY POWELLOBSON

MIDDLE COEDCAE ROAD

DEVELOPMENT SITE

St Pauls Church

Llanover Road
1) Existing steep car park gradient which provides access into surrounding residential properties. This gradient has a direct effect on levels within the development site.

2) Echoing the sentiments within the powelldobson DAS the importance of creating a sense of connectivity and cohesion between the two development sites is critical. This has influenced the position of the Primary Care and Community Centre main ground floor entrance.

3) The building position and elevational design acknowledges the importance of creating active frontages to both street scenes

4) Opportunity for a distinctive, ‘gateway’ into the development complex created through careful and considered built form design

5) Celebrate and exploit opportunities for long distance views towards surrounding countryside. The waiting area within the Primary Care Centre is carefully positioned to take advantage of this.

6) New pedestrian crossing point, which has influenced some highway related matters concerning the new scheme. i.e service vehicles not allowed to park on the highway

7) Utilise existing vehicular access onto site, avoiding the need to lower existing services. Also, the existing visibility splay renders it unsafe to have a two way IN/OUT access arrangement, therefore resulting in a one way system through the site.

8) Drop in levels across the site have influenced the sectional design of the new building, providing an opportunity to maximise floor area without over development

9) Pocket of space for future development by others, which limits the amount of land take and car park provision for the Primary Care & Community Centre Development.

10) The existing Culverted watercourse running along the western edge of the site has influenced the building position
Statement of Community Involvement

Blaenavon Primary Care & Community Centre is an important new development for the town and has attracted much attention from stakeholder groups and the local community for a number of years.

The consultation process has involved:

- Numerous public open events, which were well attended by the local community. Opportunities were available for feedback and comments which were assessed by the development team.
- Formal presentations to stakeholders and end-users have also taken place, which proved to be an essential part of the design development.
- Display boards within the existing surgery for patients to view
- Continuing stakeholder dialogue
- Numerous pre-application meetings with Torfaen Council

Patient and Public Involvement

Consultation in North Torfaen has been ongoing since 2005, with the introduction of the Torfaen Integrated Service and Estates Strategy. Within this document it highlighted the North as the first phase for redevelopment within Torfaen.

Since then a number of consultation events have taken place and a Public Relations group has been set up specifically in order to try and manage the message which was being communicated to the public. Throughout the process a number of views have been generated, which initially were predominantly negative. To date, the former Torfaen LHB and now the new Aneurin Bevan Health Board has worked closely with the community of Blaenavon, by regularly attending meetings held within the community and by keeping contact with local councilors and key stakeholders, in order to reach a stage of gaining public support to move forward with the re-provision of Carregwen Surgery and the closure of the Blaenavon Health Care Unit and the transferring of services to alternative settings.
The following table identifies the volume of formal consultation/engagement which has taken place within North Torfaen. These have been supplemented by regular briefings and meetings with various stakeholders:

<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
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<tbody>
<tr>
<td>Torfaen Integrated Service and Estates Strategy</td>
<td>02.11.05</td>
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<tr>
<td>Engagement on Service Development Options</td>
<td>27.03.06 – 14.04.06</td>
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<tr>
<td>Consultation on Clinical Futures (which impacted on the closure of Blaenavon Healthcare Unit and the service model for the North)</td>
<td>18.9.06 – 08.12.06</td>
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<tr>
<td>Integrated Impact Assessment – combined with Torfaen County Borough Council to identify any impact of integrating Health, Education and Leisure in North Torfaen</td>
<td>27.03.07</td>
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<tr>
<td>Consultation on the Proposed Service Model for North Torfaen</td>
<td>01.12.07 – 29.02.08</td>
</tr>
<tr>
<td>Open day to show proposed plans for the Blaenavon Community Campus</td>
<td>24.02.09</td>
</tr>
<tr>
<td>TCBC Planning Public Event – Health also present to answer any queries regarding the Community Resource Centre</td>
<td>24.03.10</td>
</tr>
<tr>
<td>ABHB engagement meeting informing residents of the current position with regards to the PCRC and the Blaenavon Healthcare Unit</td>
<td>01.10.10</td>
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</tbody>
</table>

Since the appointment of the developer in March 2007, managers from the former Torfaen LHB and now the new Aneurin Bevan Health Board have attended regular meetings held within Blaenavon. These include the Town Council, Hospital Welfare Society, Future of Blaenavon Group and the Older People’s Forum in order to ensure that members of the community have been fully engaged with and have had opportunity express any concerns/ views, but more importantly have direct access to staff in order to address any queries.

The Blaenavon development has heavily relied on partnership working with both internal and external stakeholders since its inception.

The partnership working will continue throughout the development and build process, until the development reaches its completion.
The building is positioned in the Northwest corner of the site, in response to local surround context, proximity of residential properties and the importance of creating a ‘gateway’ and sense of arrival in conjunction with the school campus.
The above sections demonstrate how the site topography has influenced the massing strategy of the building form, as discussed earlier. The ground floor level is in direct response to creating connectivity with the campus opposite, whilst the lower ground floor element utilizes the resultant ‘left over’ space. This decision effectively reduces the amount of two storey built form required along the north-east front elevation.
**Layout**

This following section explains why the layout has been chosen, how it works and responds to surrounding context and movement routes.

This simple initial sketch identifies the preferred building position, influenced by a number of factors, namely:

> Crucial relationship between primary care entrance & leisure centre building opposite
> Area to the east of the site provides access into domestic properties driveways and as such cannot be obstructed with built form
> By locating the building adjacent the two roads, a real street scene presence is instilled into the local vernacular
> Site levels and contours result in a site, which can be utilised to create a tier effect

BUILDING MASS
This plan aims to demonstrate how key influences began to inform the building position and plan form within the site area. The production of these simple sketches was crucial to develop ideas relating to access, approach, views and crime prevention.

1. Primary entrance ‘HUB’.  
   > Powerful visual attractor  
   > Welcoming, highly legible  
   > Collector

2. Crucial link with opposite development  
   > Celebrate relationship  
   > Consider ground level materiality to highlight and strengthen connectivity

3. Privacy buffer from consult spaces  
   > Achieved through considered landscaping design

4. Views of building from approach  
   > High quality architecture  
   > Consider street scene and massing

5. Views towards entrance

6. Respect and consider neighbouring domestic properties and local context
Very early building sections were important to understand how the layout affects the height and access arrangements into the building.
The initial sketch sections demonstrate the relationship between building form and site levels/contours. The floor level datums are as a result of ensuring a comfortable transition occurs between the two development sites.

Early discussions with powelldobson highlighted the proposed concept of creating a largely pedestrianised public realm or ‘raised table’ across the existing road which materially connects the two buildings.
1) UTILISE EXISTING SITE ACCESS
2) DISABLED PARKING BAYS LOCATED WITHIN CLOSE PROXIMITY OF LOWER GROUND ENTRANCE
3) EXTERNAL PHARMACY ENTRANCE
4) PRIMARY LOWER GROUND ENTRANCE
5) PEDESTRIAN CROSSING POINT
6) DROP OFF/PICK UP POINT
7) PRIMARY GROUND FLOOR ENTRANCE
8) PEDESTRIAN ACCESS ROUTE FROM UPPER CAR PARK
9) SCHOOL CAR PARK AREA, PROVIDING ACCESS TO SURROUNDING RESIDENTIAL PROPERTIES
10) STEPPED TRANSITION FROM PUBLIC FOOTPATH TO SITE IN RESPONSE TO LEVEL CHANGES
The overall scale of the building within the development site has been carefully considered, and directly responds to the challenging site topography. The above site section, which also forms part of the main planning submission, demonstrates how the profile of the building sits comfortably within the context of the Blaenavon campus. The building will have a presence and landmark quality, without dominating the landscape. We have been careful to ensure the building retains a sense of human scale, through the inclusion of single storey elements.
Elevational treatments incorporate the use of random cropped, pennant stone as used within the school campus building. This ‘place-making’ decision aims to create cohesion, whilst establishing a sense of place.........
Accessibility

1) Steep gradient along existing footpath approach to development site
2) Level access to Lower Ground entrance upon entering the site
3) Level access to Lower Ground from all disabled parking spaces
4) Level access to Lower Ground from all disabled parking spaces
5) Level access to Ground Floor entrance from transition of car park with perimeter paving
6) Level access across Middle Coedcae Road between both building entrances

Other Key points include:

- Min 1500mm wide footpaths around building perimeter
- Flush, level access into all building entrance lobbies
- Tactile paving adjacent dropped kerbs to identify changes in levels
Utilising plants that provide shelter and food for wildlife the external environment:

- reinforces the connectivity and cohesion between the two developments through utilising some common species
- proposes low level planting to the west and north of the building to promote active frontages
- retains long distance views across the valley as well as provide privacy to neighbouring buildings through careful choice of species along the southern boundary
- provides privacy buffers to consulting room windows where appropriate

Selected for their elegant form, seasonal interest of colourful bark and berries, trees are proposed as vertical accents that anchor and connect the building to its landscape and the adjacent development. Focal points are created by plants of seasonal interest whose vertical architectural forms emerge from the groundcover layers. Beneath the existing trees a woodland wildflower meadow and flowering bulbs provide high impact colour during their flowering season and provide important habitats for insects and wildlife.
Environmental Sustainability

The new Medical Centre is subject to a BREEAM assessment, under Healthcare 2008, which brings a wide range of sustainability requirements to the building. As a result, a range of the sustainability benefits of the BREEAM assessment are being carried out to the Medical Centre to achieve a Very Good rating, with the excellent criteria for Energy being targeted.

Energy use in buildings is a high scoring and key credit to achieve. An energy study has therefore been carried out ascertaining Passive energy benefits including using natural ventilation wherever possible and room use allows. Other benefits include maximising daylight and reducing lighting loads with daylight linked lighting control systems and improvements in the insulation beyond the minimum required for building regulations. Cooling is also to be via passive means.

The incorporation of Brise Soleil onto the southern elevations, where the large glass atrium is located, will minimise solar gain during summer, but incorporate the energy benefits of winter sun to reduce gas consumption.

This atrium will also benefit from the use of opening lights to generate natural ventilation through stack effect to reduce overheating and increase occupancy comfort through the introduction of greater amounts of fresh air.

Clean energy systems are then used to deliver the Centre’s heating and ventilation requirements. Clean burning gas boilers have been selected in the interests of lower
site NOx emissions and ease of maintenance ensuring plant is maintained in the condition required to continue to operate cleanly.

All installed systems shall be metered to CIBSE TM39 to ensure that monitoring and targeting can be undertaken. Such systems allow for items causing high energy consumption to be identified and rectified.

Materials use in constructing the building is influenced with the whole building benefitting from the specification of high rating materials from the Green Guide. Such materials have lower embodied energy and environmental impact. Materials for the project are also required to be responsibly sourced with proven and certificated origin. High insulating materials will also be used for the external envelope to minimise heat losses during the winter period, but also help control solar gains during the summertime.

Recycling of construction waste is also a requirement with the highest BREEAM criteria being targeted. The contractor shall be encouraged to participate in reduced packaging schemes including supplier take-back and re-use. Performance levels are to be closely monitored and reported.

CO₂ emissions and Water use during the site construction are also to be monitored with targets set and published on a monthly basis.

Finally, Ecology and Biodiversity impact of the development will be closely monitored and improved wherever possible.
Community Safety

1) Security bollards located outside the Pharmacy to protect the full height glazed windows
2) Good levels of lighting in accordance with CIBSE recommendations
3) Secure cycle parking provision located adjacent the ground floor entrance
4) High levels of CCTV coverage to the site extremities
5) The internal building layout ensures that good levels of visual surveillance are evident

Consultation has been carried out with Force Architectural Liaison Officer Nick Haynes PC744, who has commented on the scheme and agreed to meet on site to discuss the proposals further when convenient.
**Highways & Drainage**

Highways matters have been discussed in detail with Torfaen County Borough Council (TCBC) with respect to the following:

- The location of the refuse and recycling bins has been agreed to be on the North East elevation for the reason of both pedestrian and highway safety as it allows the relevant vehicles to drive up Middle Coedcae Road and turn around at the head of the road and then park alongside the Medical Centre frontage. Due to the topography of the site this also provides a comfortable, acceptable gradient for the route from the service vehicle and bin store.
- Due to the topography of the site and the transition between Middle Coedcae Road the eastern car park will need to be set lower than the adjacent public pavement. The use of a retaining wall has been discussed with TCBC highways engineer and it has been agreed that this will not need to be to the rigorous requirements of a highway retaining wall as the existing retaining structure will remain intact beneath the widened pavement.
- The requirement for a Travel Plan and Traffic Impact Assessments has been discussed with TCBC highway department who have confirmed that no further reports are required over and above those associated with the outline planning permission.

The drainage strategy for the site has been discussed with TCBC and Welsh Water (WW) and with particular regard to the large storm water culvert that currently runs across the existing western car park. We have agreed in principle that this can be diverted around the building, details of which are in the process of being agreed with TCBC and WW. The detailed design including easements is currently being worked up for final approval.
1) RESPONSE TO ASSESSMENT OF IMPACT ON CULTURAL HERITAGE SITE

Assessment of Impact on Cultural Heritage Resource using ASIDOHL2 Methodology

Document Ref: 1443.0004 dated January 2009

The above document carries out an assessment of the nature and significance of the proposed Blaenavon Community Campus.

Section 4 Description & Quantification of the Indirect impacts of the development

Throughout the design process we were conscious that the scale of the development must be commensurate with the character of the surrounding townscape, as described in section 4.2 of the report. This is demonstrated earlier within the design & access statement and has influenced the layout, scale, form and mass of the Primary Care & Community building.

The Landscape & visual impact assessment describes how the proposal is in keeping with the existing character of the area and the adjacent community development campus, currently under construction. This has been achieved through careful consideration of material choice, including the use of random cropped pennant stone, which instils a real sense of place into the building fabric.

An important statement within the assessment explains ‘given the location of the proposed development site in the World Heritage Site it has been assumed that colours would reflect local buildings and would be designed to harmonise rather than contrast with their surroundings’. With this in mind the building design will consist of a subtle palette of materials and colours, which respect the local vernacular. All colour choices will be agreed with the local planning office prior to implementation.